

# UNOFFICIAL COPY

This instrument was prepared by:

Myles A. Cochran, Esq.  
Much Shelist  
191 N. Wacker Drive, Suite 1800  
Chicago, Illinois 60606



Doc#: 0734833174 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/14/2007 01:55 PM Pg: 1 of 4

Property of Cook County Clerk's Office  
**SPECIAL WARRANTY DEED**

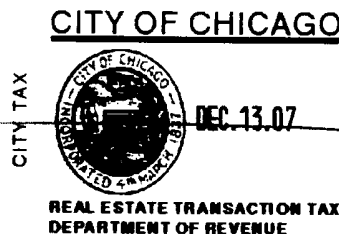
**THIS INDENTURE** is made this 3<sup>rd</sup> day of December, 2007, between **Elvir Hrastinski, never married ("Grantor")** and **Chicago Title Land Trust Company, as Trustee under Trust Agreement dated November 12, 2007 and known as Trust Number 8002349761 ("Grantee")**. For and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook in the State of Illinois, known and described as follows:

See **Exhibit A** attached hereto and by this reference made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it. This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on **Exhibit B** attached hereto (the "Permitted Exceptions").

Box 400-CTCC



|              |                          |
|--------------|--------------------------|
| # 0000006095 | REAL ESTATE TRANSFER TAX |
|              | 2400000                  |
|              | FP 103023                |

4/8

8422754-02-TMS 1/3

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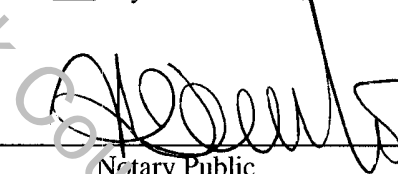
IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

  
\_\_\_\_\_  
Elvir Hrastinski

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

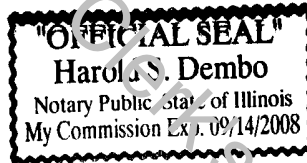
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elvir Hrastinski, never married, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3<sup>rd</sup> day of December, 2007.

  
\_\_\_\_\_  
Notary Public


After Recording Return to:

William J. Mantas, Esq.  
Gierum & Mantas  
9700 West Higgins Road, Suite 1015  
Rosemont, Illinois 60018




Send Subsequent Tax Bills to:

Higher Powered LLC  
c/o Robert Aranyi  
5028 North Clark Street, 2<sup>nd</sup> Floor  
Chicago, Illinois 60640

|                   |  |                          |
|-------------------|--|--------------------------|
| STATE OF ILLINOIS |  | REAL ESTATE TRANSFER TAX |
| STATE TAX         |  DEC. 13.07 | 0320000                  |
|                   | REAL ESTATE TRANSFER TAX<br>DEPARTMENT OF REVENUE  | FP 103024                |
|                   | # 0000008868   |                          |

(734309v1)

|             |  |                          |
|-------------|--|--------------------------|
| COOK COUNTY |  | REAL ESTATE TRANSFER TAX |
| COUNTY TAX  |  DEC. 13.07 | 0160000                  |
|             | REVENUE STAMP  | FP 103022                |
|             | # 0000006928   |                          |

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 45, 46 AND 47 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1890 AS DOCUMENT 1277678 IN BOOK 43 OF PLATS, PAGE 19 IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER (PIN): 14-08-304-001-0000

COMMONLY KNOWN AS: 5121-5127 North Clark Street, Chicago, Illinois

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- 1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
- 2) THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 0021351040, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
- 3) EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- 4) AGREEMENT RELATING TO COST OF BUILDINGS TO BE ERECTED ON THE LAND AS CONTAINED IN INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 1840025 AND 1840024. (AFFECTS LOTS 46 AND 47)